



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

June 14, 2006

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M. Adjourned: 11:35 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000418**
06DRB-00705 Major-Two Year SIA

LEGACY CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF VICTORY LOVE FELLOWSHIP**, zoned SU-1 for Church and related facilities, located on CENTRAL AVE NW, between AIRPORT RD NW and UNSER BLVD NW containing approximately 15 acre(s). [REF: 00DRB-01145, 04DRB-00824, 03EPC-01471] (K-10)

WITHDRAWN AT THE AGENT'S REQUEST

2. **Project # 1000945**
06DRB-00710 Major-Two Year SIA
- ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for SCOTT G. COTE request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK NE, between SAN PEDRO NE and LOUISIANA BLVD NW containing approximately 1 acre(s). [REF: DRB-99-75] (C-18) **TWO-YEAR SIA WAS APPROVED.**
3. **Project # 1003403**
06DRB-00707 Major-Two Year SIA
- WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) F, **THE RESERVE @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and OAKRIDGE ST NW containing approximately 17 acre(s). [REF: O4DDRB01493] (C-9) **TWO-YEAR SIA WAS APPROVED.**
4. **Project # 1004556**
06DRB-00708 Major-Amended
SiteDev Plan BldPermit
- BOHANNAN HUSTON agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11-B, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on RUTLEDGE RD NE, between BARTLETT ST NE and WASHINGTON ST NE containing approximately 10 acre(s). [REF: 05DRB-01781] (D-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PRIVATE SANITARY SEWER EASEMENTS ON SITE PLAN AND LANDSCAPE PLAN, JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE APPROVAL LETTER, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

5. Project # 1004496

06DRB-00667 Major-Preliminary Plat Approval
06DRB-00668 Major-Vacation of Pub Right-of-Way
06DRB-00669 Major-Vacation of Public Easements
06DRB-00671 Minor-SiteDev Plan Subd/EPC
06DRB-00670 Minor-Sidewalk Waiver

GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as **THE BLUFFS AT ENCANTADO**) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] [**Stephanie Shumsky, EPC Case Planner**] [*Deferred from 6/7/06 & 6/14/06*] (K-23/L-23) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

6. Project # 1004877

06DRB-00634 Major-Vacation of Pub Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 4 acre(s). [*Deferred from 5/31/06 & 6/7/06*] (H-14) **THE VACATION OF 1ST STREET WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE VACATION OF THE ALLEY WAS WITHDRAWN AT THE BOARD'S REQUEST BY THE AGENT. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

7. Project # 1004928

06DRB-00800 Minor-North Fourth Street Sector Development Plan

ARCHITECTURAL RESEARCH CONSULTANTS (ARC) agent(s) for CITY OF ALBUQUERQUE-REDEVELOPMENT AGENCY, PLANNING

Boundaries

DEPARTMENT, request(s) the above action(s) for the **NORTH 4TH ST. RANK THREE CORRIDOR PLAN**, North Fourth Street Sector Development Plan Boundaries from downtown to the City limits along North Fourth Street, area has multiple zoning, located on North 4th St NW between Lomas NW and Solar NW containing approximately 1,290 acre(s). (J-14, H-14, G-14, F-14, E-14) **THE DEVELOPMENT REVIEW BOARD RECOMMENDS APPROVAL OF THE NORTH FOURTH STREET SECTOR DEVELOPMENT PLAN BOUNDARIES, NORTH 4TH STREET, RANK 3 CORRIDOR PLAN, AS PRESENTED, TO THE ENVIRONMENTAL PLANNING COMMISSION.**

8. **Project # 1004818**
06DRB-00799 Minor-SiteDev Plan
BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for PACIFICA MESA STUDIOS LLC request(s) the above action(s) for all or a portion of Tract(s) 4B, MESA DEL SOL AND Tract(s) 4A, 4B & 4-C (to be known as **ALBUQUERQUE STUDIOS**) zoned SU-2 for PC, located at the intersection of UNIVERSITY BLVD SE, between BOBBY FOSTER RD SE and containing approximately 2 acre(s). [REF: 06EPC00466] **[Russell Brito, EPC Case Planner] (R-16) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/14/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, 3 COPIES OF THE SITE PLAN, RADII DIMENSIONS AND PAPER SIDEWALK EASEMENTS AND UTILITIES DEVELOPMENT FOR UTILITY PLAN REVISIONS AND APROVAL OF THE DEVELOPMENT AGREEMENT BY THE ABCWUA.**

9. **Project # 1002405**
06DRB-00796 Minor-SiteDev Plan
BldPermit/EPC
- ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for CRACKER BARREL OLD COUNTRY STORE INC request(s) the above action(s) for all or a portion of Tract(s) A-28-B-1-A, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **CRACKER BARREL**) zoned SU-1 FOR C-1 AUTO BODY REPAIR AND PAINTING, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 3 acre(s). [REF: DRB-94-398, Z-99-94, 06EPC00471] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 6/14/06]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**
10. **Project # 1004937**
06DRB-00789 Minor-SiteDev Plan
BldPermit
- JEFFREY HOWELL agent(s) for JEHOVAH'S WITNESSES, DESERT HILLS CONGREGATION request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 11, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A (to be known as **KINGDOM HALL OF JEHOVAH'S WITNESSES**) zoned RD, located on PALOMAS AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: DRB-93-125] (D-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVLEOPMENT TO ADDRESS COMMENTS ON THE COMMENT SHEET PROVIDED AT THE MEETING AND PLANNING TO ADDRESS PLANNING COMMENTS AND 3 COPIES OF THE SITE PLAN.**
11. **Project # 1004821**
06DRB-00804 Minor-SiteDev Plan
BldPermit/EPC
- JACK HARRIS ARCHITECTS INC agent(s) for DR SHAWN HWANG request(s) the above action(s) for all or a portion of Lot(s) H-6A4A, RIVERVIEW (to be known as **DR SHAWN HWANG DENTAL OFFICE BUILDING**) zoned SU-1 for IP, located on the

northwest corner at the intersection of GOLF COURSE RD NW, between PASEO DEL NORTE NW and containing approximately 1 acre(s). [REF: 06EPC-0 0472, DRB-94-547] **[Stephanie Shumsky, EPC Case Planner]** (C-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A COPY OF THE ACCESS DOCUMENT, ADA RAMPS WITHIN AN EASEMENT AND ADA RAMP DETAILS AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

12. Project # 1004532
06DRB-00741 Minor-SiteDev Plan
BldPermit/EPC

FANNING BARD TATUM ARCHITECTS agent(s) for ASHCROFT REAL ESTATE & DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B-1, MESA DEL NORTE ADDITION (to be known as **LOUISIANA PLACE**, zoned SU-2, R-2 & O-1, located on LOUISIANA BLVD NE, between CONSTITUTION BLVD NE and SUMMER AVE NE containing approximately 5 acre(s). [REF: 05EPC-01693] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 6/7/06 & 6/14/06]* (J-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

13. Project # 1004233

06DRB-00793 Minor-Extension of
Preliminary Plat

BOHANNAN HUSTON agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORMCLOUD SUBDIVISION**, zoned SU-2, R-LT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [REF:05DRB-00899] (H-9, J-8, J-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

06DRB-00646 Minor-Final Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) I-2, SUNDORO SUBDIVISION, UNIT 1 (to be known as **STORMCLOUD SUBDIVISION, UNIT 1**, zoned SU-2, R-LT, located on ARROYO VISTA BLVD NW, between TIERRA VISTA ST NW and LADERA DR NW containing approximately 164 acre(s). [REF: 05DRB-00899, 05DRB-00900, 05DRB-00901, 05DRB-00902] [*Indef Deferred on 5/17/06*] (H-8, H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING TO RECORD.**

14. Project # 1004940

06DRB-00794 Minor-Prelim&Final Plat
Approval
06DRB-00795 Minor-Vacation of
Private Easements

ISAACSON & ARFMAN PA agent(s) for SIGNATURE J HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 30, 31 & 32 (to be known as **CHAMISA ENCANTADA**) zoned R-D residential and related uses zone, developing area, located on GRAYSON RD NW, between DUSKFIRE DR NW and TARRINGTON DR NW containing approximately 1 acre(s). (J-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. Project # 1002632

06DRB-00585 Minor-Final Plat
Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 46, **SUNDANCE ESTATES, UNIT 1**, zoned R-LT residential zone, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT, containing approximately 36 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] *[Deferred from 5/3/06 & 5/24/06 for SIA AND 15-Day Appeal period]* (B-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING OF THE UNSER EASEMENT AND APPROVAL BY THE CITY AND PLANNING TO RECORD THE PLAT.**

16. Project # 1004909

06DRB-00717 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06 & 6/7/06]* (D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

17. **Project # 1004932**
06DRB-00775 Minor-Sketch Plat or Plan
- KIMCON INC AND/OR WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE, between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project # 1004941**
06DRB-00797 Minor-Sketch Plat or Plan
- LARKIN GROUP NM INC agent(s) for JOHN W. DANIELS request(s) the above action(s) for all or a portion of Tract(s) A-1, **TRAMHILL TOWNHOMES**, zoned C-1, located on COPPER AVE NE, between MOUNTAINVIEW AVE NE and TRAMWAY BLVD NE containing approximately 1 acre(s). (K-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project # 1004942**
06DRB-00798 Minor-Sketch Plat or Plan
- LARKIN GROUP NM INC agent(s) for ROBERT HILLS request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, **COLES INDUSTRIAL SUBDIVISION**, zoned M-1, located on CANDELARIA RD NE, between VASSAR DR NE and GIRARD BLVD NE containing approximately 1 acre(s). (H-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Project # 1004943

06DRB-00801 Minor-Sketch Plat or Plan

ISAAC BENTON & ASSOCIATES agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) D, **VILLAGE CENTER NORTH**, zoned SU-1, R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON BLVD NW containing approximately 1 acre(s). (A-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Project # 1004944

06DRB-00803 Minor-Sketch Plat or Plan

REX O LEWIS request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 18, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3 heavy commercial zone, located on MURIEL ST NE, between BUENA VENTURA RD NE and LINN NE containing approximately 1 acre(s). (K-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for June 7, 2006. THE DRB MINUTES FOR JUNE 7, 2006 WERE APPROVED BY THE BOARD.

ADJOURNED: 11:35 A.M.